EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK

Scope of Work for Property Located at:						1319 West Groeling Avenue				
	Property is: Single Family	y	V	Dup	olex	□ Other □				
	10/22/2018 Scope upon visual inspection only, overy of conditions that are or may					OCCUPIED	nsible for e	errors,		
						Essential Repairs and obtain "Essential F	Popair '	Vorification	on Form"	
				•		s deed to buyer in order to get return of p	•			
Location	Required Work		-		•	Note/Comments		Cost		
Entire Building	Structural Violations	n/a		Yes			\$			
	Defective/Missing HVAC	n/a		Yes	V	Furnace not functional. Repair to operable condition or replace. Permit required if replacing.	\$	3,200.00		
	Defective/Missing Plumbing	n/a		Yes	V	Water heater not working, not vented correctly. Bathtub drains into water heater vent pipe and discharges into side yard. Bathtub drain not vented, tub overflow missing. Main stack leaking. Supply pipes defective various areas. Repair/replace all plumbing in house to code compliant condtion. Permits required for all work.	\$	9,000.00		
	Defective/Missing Electrical	n/a		Yes	V	Meter cover panel missing. Open wires & fixture boxes various areas throughout house. Repair/replace all electrical to code compliant condition. Permits required for all work.	\$	2,500.00	•	
	Defective/Missing Egress	n/a	_	Yes			\$			
	Defective/Missing Smoke Alarm	n/a		Yes	_ [√]_		\$	75.00	_	
	Defective/Missing CO Alarm	n/a	_ 	Yes			\$	75.00	_	
	Defective/Missing Roof (Major)	n/a		Yes			\$		_	
	Missing Window(s)	n/a		Yes			\$	800.00	_	
	Missing Exterior Door(s)	n/a		Yes			\$		Essential Repairs Total	
	Other	n/a		Yes			\$		15,650.00	
		•	_			tified that the following are code violation			•	
must be add	ressed and are subject	to E)ep	artm	ent	of Neighborhood Services (DNS) enforc	ement	•		
Exterior Cor	ndition Report									
Location Site	Required Work Landscaping	n/a		Yes	✓	Note/Comments Cut down large trees against rear foundation wall	\$	Cost 750.00		
	Steps/Handrails	n/a		Yes			\$		•	

Yes 250.00 Service walks n/a \$ Yes Fencing n/a \$ n/a Yes Parking \$ Retaining walls n/a Yes \$ Other n/a Yes \$ Other n/a Yes \$ Garage Singles: repair \$ n/a Yes **V** Shingles: Roof over existing \$ n/a Yes **✓** Shingles:Tear off & re-roof n/a Yes \$ **✓** Gutters/downspouts n/a Yes \$

Garage (Cor	it.) Flashing	n/a Yes		\$	
Š	Eaves	n/a Yes		\$	
	Siding	n/a Yes		\$	
	Doors	n/a Yes		\$	
	Windows	n/a Yes		\$	
	Slab	n/a Yes		\$	
	Paint	n/a √Yes		\$	
Porches	Electrical	n/a Yes		\$	
	Other	n/a Yes		\$	
	D (▽			
	Roof	n/a Yes	П	\$	
	Deck-upper	n/a Yes	П		
	Decklower	n/a Yes	П		
	Steps/handrails	n/aYes	П	\$	
	Ceiling	n/a Yes			
	Guardrails	n/a Yes			500.00
	Structural	n/a Yes			
	Paint	n/a Yes			600.00
House	Other	n/a		\$	
	Chimney	n/a Yes		\$	
	Shingles: repair	n/a		\$	
	Shingles: Roof over existing	n/a Yes		\$	
	Shingles:Tear off & re-roof	n/a C Yes		\$	
	Gutters/downspouts	n/a Yes		\$	250.00
	Flashing	n/a Yes	✓	\$	
	Eaves	n/a 🗆 Yes		\$	
	Siding	n/a Yes		\$	600.00
	Storm Doors	n/a	✓	\$	
	Prime ("main") Doors	n/a 🗆 Yes		\$	
	Storm Windows	n/a 🗆 Yes		\$	
	Prime ("main") Windows	n/a 🗆 Yes		See essential repairs \$	
	Paint	n/a 🗆 Yes	V	\$	4,000.00
	Foundation	n/a 🗌 Yes	V	Erosion on brick from tub drain \$	300.00
	Electrical	n/a 🗆 Yes	V	\$	
	Other	n/a 🗌 Yes		Basement Windows \$	800.00
	Other	n/a 🗌 Yes	✓	\$	
	Other	n/a 🗌 Yes		\$	
	Other	n/a 🗌 Yes		\$	
				Exterior: Estimated Cost:* \$	23,700.00
				*average contracted cost. Actual costs may vary. Self help will reduce the amount	20,700.00

^{*}average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report Unit: Entire unit (single family) Lower unit of duplex Upper unit of duplex Other **✓ Required Work** Mechanical Heating Repair/replace boiler n/a Yes \$ Repair radiation n/a Yes \$ n/a

Yes

See essential repairs Repair/replace furnace \$ Repair ductwork \$ n/a Yes \$ Replace thermostat n/a Yes ___ \$ Repair/replace grilles n/a Yes Tune boiler/furn. insp ht exchanger n/a Yes \$ Electrical n/a ☐ Yes ☐ Repair/replace receptacles \$ Repair/replace switches \$ n/a Yes n/a Yes Repair/replace fixtures Install outlets and circuits n/a Yes \$ Upgrade service Yes ___ Yes See essential repairs \$ Other Yes Other \$ n/a Plumbing Repair/replace kitchen sink n/a 🗌 Yes 🗌 Yes \$ Repair/replace kitchen sink faucet n/a Repair/replace tub n/a \$ Yes Yes Repair/replace tub faucet \$ n/a Repair/replace toilet Yes \$ \$ Repair/replace lavatory n/a Yes Repair/replace lavatory faucet \$ n/a Yes Repair/replace wash tub n/a \$ Yes Repair/replace wash tub faucet n/a Yes \$ Unclog piping: n/a \$ Yes Repair drain/waste/vent piping n/a Yes \$ Repair water piping n/a Yes Repair/replace water heater n/a Yes See essential repairs Other n/a \$ \$ Other n/a Yes

Windows					✓			
	Replace broken glass	n/a	- □-	Yes			\$	
	Repair or replace sash	n/a		Yes			\$	
Doors	Repair or replace doors	n/a		Yes			\$	500.00
	Repair or repl. locks/latches	n/a		Yes			\$	75.00
Walls/Ceilings	Repair or repl. @ defective	n/a		Yes	V		\$	6,000.00
Paint					<u> </u>			
· unit	Repair or repl. @ defective	n/a		Yes	V		\$	3,000.00
Fire Safety								
	Install smoke/CO alarm:bsmt.	n/a		Yes	✓		\$	
	Install smoke/CO alarm: 1st flr.	n/a		Yes			\$	
	Install smoke/CO alarm: 2nd flr.	n/a		Yes			\$	
Handrails	Repair/replace defective	n/a		Yes			\$	300.00
Stairs						-	<u> </u>	
Floors	Repair defective	n/a		Yes	<u></u>	_	\$	
Floors	Repair defective	n/a		Yes			\$	7,500.00
Other								,
		n/a	- □-	Yes	- √7-		\$	
		n/a	_	Yes			\$	
		n/a		Yes			\$	
		n/a		Yes			\$	
						Interior: Estimated Cost:	\$	17,375.00
						Total Exterior and Interior Cost:*	\$	41,075.00
						*average contracted cost. Actual costs may vary. Self help will reduce	the amount.	

Inspected by: Jeff Sporer Date: 10/22/2018

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start.

Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants may be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants may be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 7630 W. Mill Road.